



Elmbridge
Borough Council
... bridging the communities ...

Elmbridge Local Plan
Hersham
Settlement Investment
& Development Plan
Options Consultation

April 2013



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Summary

What is this consultation all about?

“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that local plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of an area”

Paragraph 155- National Planning Policy Framework

There have been many changes to the planning system over recent years. The Government is now promoting the production of a Local Plan, a single document that deals with all matters relating to the management and planning of development. However, Local Authorities do have the option to develop their Local Plan through a series of separate related documents. Given that the Council's Core Strategy is up to date, compatible with the Government's planning framework ¹, and has its own locally assessed housing requirement, continuing to develop the Local Plan as a portfolio of documents is the most sensible way forward. In completing our Local Plan portfolio we want to work closely with the community in order to reflect local needs and aspirations as far as possible, with the aim of providing clarity and certainty for those who wish to develop within the Borough. The delivery of our strategy will only be successful if we engage with all those who are affected by new development, infrastructure and services, and all those who provide it. The Council is committed to taking a strong leadership role, co-ordinating skills, resources and knowledge. We will adopt a proactive approach to the planning and management of development in order to ensure that the aims of the Core Strategy are delivered where, when and how we intend.

The aim of Settlement Investment and Development (ID) Plans is simply to plan for investment and development within local areas in partnership with the local community. Elmbridge has 8 distinct settlements, which have very different characters and communities. Recognising these differences, and working together, drawing on the opportunities that arise and addressing the challenges that new development may bring, is key to maintaining local choice, control and ownership. It is the Council's view that to 'do nothing' and sit back and wait for development to happen is a poor way to plan for the future of the Borough. Settlement 'ID' Plans will make a significant contribution to the delivery and management of development that provides for the level of growth set out in the Core Strategy, supported by improved infrastructure and services.

1.[National Planning Policy Framework (NPPF)]

Settlement ID Plans identify;

- Open spaces that need to be protected and some earmarked for enhancement
- Employment land that should remain as such because of its strategic importance
- Schools and colleges where there are opportunities for expansion
- Key sites for the delivery of housing, commercial and community development
- Pitches for Gypsies and Travellers
- Infrastructure improvements and priorities

This document is for consultation purposes only. The Council has already directed a significant amount of resources into holding workshops with the local community, landowners, businesses and potential developers. They have provided useful forums to openly discuss needs, aspirations and intentions, but these were just the start of the process. The document presented here is for wider consultation. The aim is that the final version of the plans will truly reflect local aspirations, while acknowledging that landowners and developers are key to delivery.

How you can tell us your views

We are consulting on this document for a 6-week period between **8 April 2013 and 20 May 2013**. Please let us know what you like, what you don't like, and where improvements can be made. Changes are inevitable and we hope that consultation responses can add a greater element of local distinctiveness to each plan.

Within this period, planning officers will be visiting your local area, giving you more opportunity to provide input, and influence future development and infrastructure provision. Visit our web site to see when we will be in your area. We strongly encourage you to use our new on line consultation portal. This is easy to use and the most efficient way of dealing with comments. Log on to our website and, if you need help, just telephone the number below and we will be happy to assist.

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What are we planning to do next?

Once we have received your comments, we will give consideration to all of them and decide what changes should be made in order to better reflect the views of the community whilst being mindful that we do need to plan for growth and be realistic about delivery.

You will be able to see what difference your comments have made in the Consultation Statement which will set out how and why the comments made during the consultation have either been taken on board and influenced the final document, or have not been considered appropriate for inclusion. The Consultation Statement will be available on the Council's website.

If significant changes are considered necessary, either due to the nature of responses or the submission of new information, we will re-consult and everyone will have a further opportunity to comment. In the event that only minor changes are necessary, the plans will be submitted to the Secretary of State for examination by an independent inspector in the at the start of 2014. At this point, you still have an opportunity to comment on the plans if you so wish. However, it is hoped that by adopting a collaborative approach to drawing up these plans, they will benefit from a significant amount of support from the local community and objections will be kept to a minimum.

Stage in process	Date	Re-consultation necessary (alternative dates)
Publication	November 2013	Summer 2014
Publication for independent examination	December 2013	Autumn 2014
Adoption	Autumn 2014	End of 2014



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1 Introduction

The Planning Strategy for Elmbridge

1.1 The Elmbridge Core Strategy, adopted in July 2011, sets the overarching strategy for the Borough. It adopts a local approach to the promotion of sustainable growth, directing the right sort of development to the right places, whilst protecting the environment and providing community infrastructure.

1.2 In considering the soundness of this planning strategy, the independent planning inspector wrote;

“In terms of housing, employment and other development, the plan provides for growth, reflecting the Government’s agenda, and generally it strikes the right balance between needs and demands”.

‘In its approach to the Green Belt the plan is also consistent with the Government’s Planning for growth agenda. This makes clear that wherever possible the answer to proposals should be yes, while ensuring the key sustainable development principles set out in national policy would not be compromised’

1.3 Since the adoption of the Core Strategy, the Government has published a new planning framework. The Council considers that its Core Strategy is compatible with this planning framework.²

1.4 However, the Core Strategy forms only part of the Elmbridge Local Plan and a commitment has been made to prepare further documents to direct and shape future growth. The diagram overleaf illustrates the family of documents that will make up the Council’s Local Plan and how they relate to each other.

Progress so far

1.5 In response to local concerns about the impact of new development on local character and infrastructure, the Council prioritised the production of two documents which were adopted in April 2012;

- Design and Character Supplementary Planning Document
- Developer Contributions Supplementary Planning Document.

1.6 In addition, a Community Infrastructure Levy Charging Schedule, the first in Surrey, which was adopted in April 2013³. This sets a charge of £125 per square metre for new residential development and £50 per square metre for retail development. The

2.[The compatibility checklist can be found at www.elmbridge.gov.uk/planning]



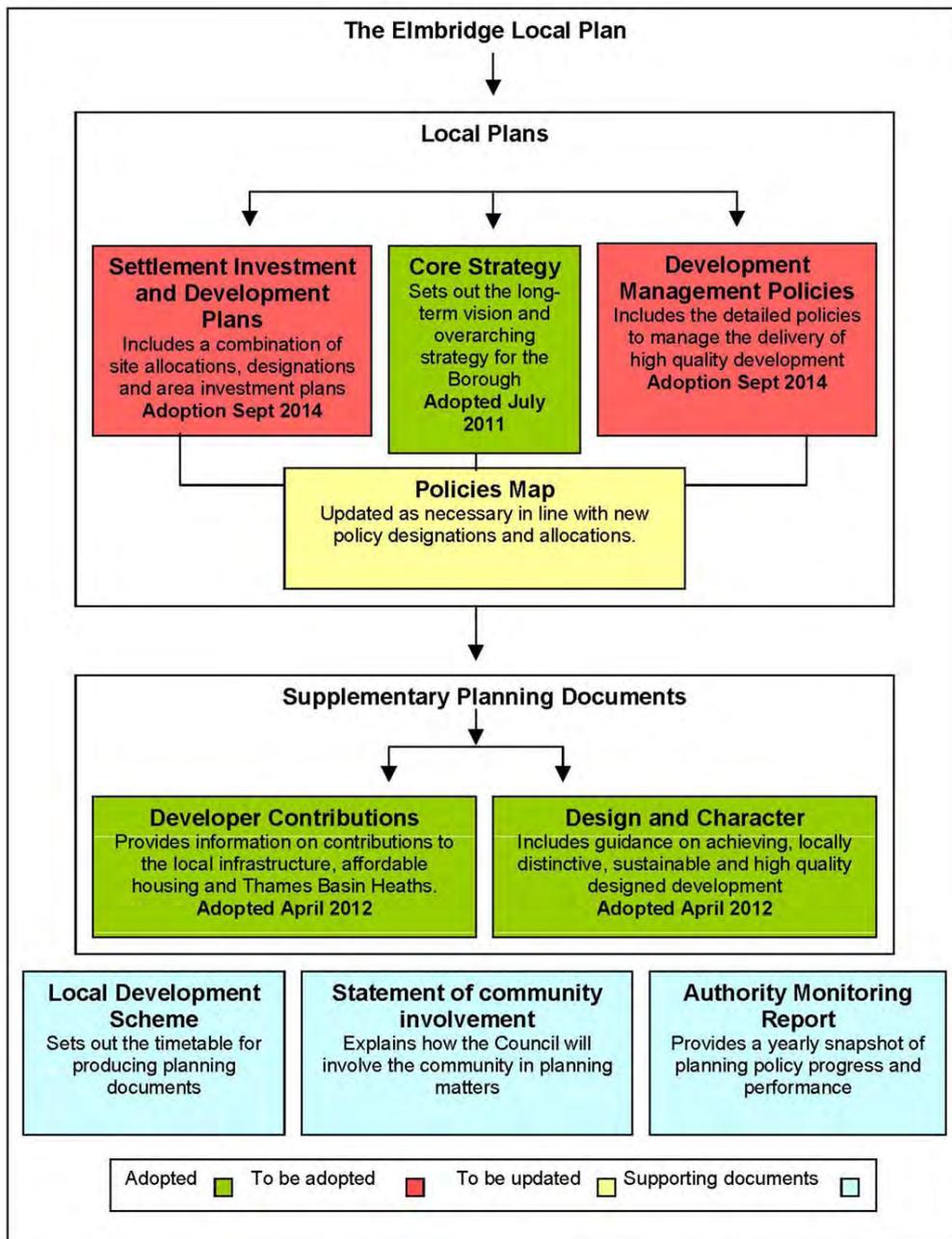
aim is to provide clarity about expectations prior to buying land, and ensure that new development contributes to the creation of an environment where growth is not stifled through lack of infrastructure and investment. It is estimated that this charge will raise in the region of £24 million over a 10 year period which will go towards funding a comprehensive package of infrastructure improvements across the Borough.

1.7 The Council is now producing the remaining documents that will complete its Local Plan;

- The Development Management Plan
- Settlement ID (Investment and Development) Plans

1.8 These two documents are being produced concurrently and are both subject to consultation now.

3.[CIL is a new levy that will be charged on new developments.The money raised can be pooled and used to fund infrastructure that the council and the local community wants - for example, new or safer road schemes, school expansion or improvements to leisure facilities.Further details of CIL including a summary can be found on the Communities and Local Government website and the Council's website www.elmbridge.gov.uk/planning]



Supporting new development that's right for local areas

1.9 The Council will adopt a positive approach to the consideration of development proposals. We will work with the local community as well as developers to find solutions, which means that appropriate sites will be allocated for development wherever possible, in order to provide a clear and coherent plan that improves the economic, social and environmental conditions of the Borough. Whilst promoting the right sort of development in the right places, we are committed to making sure that the

key sustainable development principles set out in the Government's planning framework are not compromised.

Why is it good to have a plan?

1.10 With or without a plan, development will happen anyway. Adopting a plan led approach allows the Council to take a strong leadership role that will steer development within the Borough, protecting valued open spaces, directing investment in improved infrastructure where it is needed most, and delivering development of a type and within locations that are considered to be most appropriate. Such an approach means that the Council has to make difficult decisions, but it allows us to manage and plan for development, taking account of the potential impact on local areas.

1.11 The Core Strategy commits to the delivery of approximately 3,375 new homes between 2011- 2026. This equates to 225 units each year. In the first 2 years, we anticipate that 550 units will have been completed , 100 above the requirement. Whilst this puts the Council in a strong position with regards to retaining decision making at a local level, this supply needs to continue, and in a manner that the Council chooses, rather than decisions being made by the Planning Inspectorate or the Secretary of State.

1.12 By taking a proactive approach the Council can plan ahead, ensuring that the right infrastructure comes forward at the right time. Only through the identification of where and how growth is likely to happen can effective infrastructure planning take place.

1.13 ID Plans, prepared for each of the 8 individual settlements within Elmbridge, will make a significant contribution to supporting the delivery and management of development that;

- Protects land from development where appropriate,
- Provides the required level of growth set out in the Core Strategy, and
- Improves infrastructure and services to support this growth.

1.14 Through encouraging the local community to take part in this process, it is hoped that these Settlement ID Plans, will reflect local opinion as far as possible. We will do all that we can to take on board your views but we are duty bound to plan within the context of the Government's wider growth agenda. We think our approach will achieve the best results for local communities, achieving the right blend of local knowledge and professional expertise. Nevertheless, there are alternatives.

What if you don't like the plan for your area?

1.15 Tell us. Nothing is set in stone but we do have to start somewhere, and if we don't ask we won't know. However, if you really want to take control and make the

decisions yourself, you can. Local communities do have the option of preparing their own neighbourhood plans. These can set planning policies to determine decisions on planning applications, but they do need to be prepared in the overall context of the Core Strategy and the Government's planning framework.

1.16 Importantly, neighbourhood plans cannot be used to restrict development. They can steer development and set out plans for more development than set out in the Core Strategy but not less.

1.17 Whilst there have been some expressions of interest by local community groups, no proposals for a neighbourhood plan have been progressed. This does remain an option should community groups decide they wish to prepare their own local neighbourhood plan for growth.

1.18 Another alternative is to sit back and wait for development to come, not knowing where, when or how much - a sure way to create uncertainty and 'lag' with regards to infrastructure provision. It is an alternative that avoids making difficult decisions but fails to plan properly for the future of our local areas. As a responsible Council, we will make the difficult decisions and plan for the future.

What will Settlement ID Plans do?

1.19 The Settlement ID Plans have 3 distinct roles;

- i. Protecting sites in their current use –these are **designated** to ensure that they are not lost to other uses.
- ii. Identifying key sites for new development – these are **allocated** and will act as a framework within which the Council can plan and manage growth in the future
- iii. Assessing infrastructure needs- these will need to be prioritised in line with the delivery of new development in an area, together with an assessment of its impact and the aspirations of the local community.

1.20 Each ID Plan will differ dependant on its local character, the capacity of existing infrastructure to accommodate growth and the opportunities available for new development and environmental enhancement.

Protecting land for existing uses

Open Spaces

1.21 Overall, open spaces within the urban area will be given greater protection than before through Development Management policy- DM5.⁴ This sets out that existing open spaces should not be built on unless:

4.[The Council's Draft Development Management is also being consulted on at the moment. Please visit our web site to take part in this consultation and consider the new policies we propose to protect our open spaces]

- “An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports or recreational provision the needs of which clearly outweigh the loss”.

1.22 In addition the Government’s planning framework⁵ sets out an additional protection that can be given to green spaces of particular importance to local communities. These can be designated as ‘Local Green Space’ and will benefit from the same level of protection as Green Belt. However, in considering the designation of Local Green Space, the framework states that:

“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land”

1.23 As open space is afforded a higher level of protection than has previously been the case it is considered that the existing Strategic Open Urban Land designation is no longer relevant.

Employment land

1.24 In line with Core Strategy policy CS23 Employment Land Provision, the designation of Strategic Employment Land will seek to ensure an adequate, yet flexible, supply of employment land. In considering the designation of sites, paragraph 22 of the National Planning Policy Framework needs to be taken into account;

“Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. When there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to

5.[Paragraphs 76, 77 and 78 of the National Planning Policy Framework]

market signals and the relative need for different land uses to support sustainable communities”

1.25 The Council regularly monitors the demand for employment floorspace as well as employment land projections for the Borough. The need for certain types of employment land is changing. Currently, there is a high level of vacant office floorspace and the need for industrial land is declining. However, we need to take a long-term view of what we may need in the future and balance this against the need for other uses, specifically the continual demand for housing and in particular affordable housing.

1.26 Careful consideration will need to be given to designating areas as Strategic Employment Land. The balance needs to be struck between maintaining a sufficient supply that addresses employment growth projections, whilst ensuring that there is a degree of flexibility when considering the future use of other employment sites. Core Strategy policy CS23 Employment Land Provision will ensure that sites will continue to be protected and redevelopment only supported where it can be shown that its employment use is redundant and that its change of use will benefit the community.

1.27 Given the above, it is proposed that the number of sites currently designated as Strategic Employment Land is reduced. Those that are proposed to retain a designation are considered to be significant to the delivery of economic growth, not only within the Borough, but also across the wider M3 Local Economic Partnership (LEP) area. Factors such as the current use, future demand, levels of employment, size and sub regional impact have been assessed in the consideration of strategic designation.

7

Gypsy and Traveller sites

1.28 Whilst the number of pitches to be provided for Gypsies and Travellers is significantly lower than the Borough’s overall housing need, suitable sites are often difficult to deliver. The ID Plans propose new sites to address the additional need, but this assumes that existing provision is not lost to alternative uses. As such existing, permanent and legal Gypsy and Traveller sites, as well as Travelling Showpeople sites, have been designated for continued protection.

Promoting the right development in the right places

1.29 Through ID Plans, the Council is encouraging the most effective use of land through promoting development on allocated sites and improvements to open spaces. Uses vary but include;

- Housing
- New Gypsy and Traveller pitches.
- Mixed use sites in town centres
- Community, social and education provision

- Major open space improvements to provide alternative visitor destinations for people who would otherwise visit the Thames Basin Heaths, an area protected for its high ecological value.

1.30 Local character, design and density are key factors that need to be taken into account when considering the acceptability of any new development, regardless of its use. The Council already has policies in place that aim to make the most effective use of land whilst delivering high quality design that takes account of the different roles and character of different areas across the Borough⁶.

How do we judge what is the best use of a site?

1.31 It's not easy and there are often competing uses for a site that we need to consider. The allocation process has been developed to ensure that only reasonable alternatives for development will go through to the consultation stage. Reasonable alternatives will be judged against the following criteria which essentially act as a 'sift'.

1.32 The assessment process has been divided into a number of stages (Figure 1).



Figure 1: Proposed Allocations – Assessment process

- **Stage A** – Initial Assessment – this eliminates sites that are not in line with the Council's Core Strategy or are considered too small for inclusion.
- **Stage B** – Deliverability Assessment – eliminates any sites that are not genuinely developable and available to be delivered.
- **Stage C** – Detailed Assessment – assesses the social, economic and environmental effects of the proposed development (incorporating Sustainability Appraisal)

Further details can be found at www.elmbridge.gov.uk/planning

1.33 In addition, where a site has been discussed at the local workshops, the level of community support has been taken into account. In most cases this has influenced

6.[Policy CS17 - Local Character, Density and Design. Elmbridge Core Strategy, July 2011. Design and Character Supplementary Planning Document. Elmbridge Local Plan, April 2012. Core planning principles, paragraph 17, National Planning Policy Framework, March 2012]

whether a site has been put forward as an 'opportunity site' or an 'other possible site' for consultation purposes.

1.34 The intention is not to allocate all sites that could potentially be developed over the lifetime of the plan. This would be impossible and an approach riddled with uncertainty. Only key sites, of particular significance to the area will be allocated. The ID Plans present a range of site for consultation. The threshold for inclusion differs between areas, the minimum being 6 units.

1.35 It is inevitable that some sites will fall out, and others come forward during the lifetime of the plan. The Council's Strategic Housing and Employment Land Availability Assessment therefore continues to be an important document. Through rigorous monitoring and annual review of this land availability assessment, the Council will always have up to date evidence of potential future land supply in order to ensure the delivery of our overall housing target, and potential capacity for employment floorspace.

Do we really have room for more development?

1.36 Yes we do. The Strategic Housing and Employment Land Availability Assessment provides a key tool to assess potential capacity for all sites above 6 units. This is updated annually. It is designed to reflect, and take account of, the turnover and 'churn' of sites in the Borough and provide an up to date picture on potential capacity. Importantly, it does not allocate sites for development but acts as a guide to whether housing requirements are likely to be met. The Strategic Housing and Employment Land Availability Assessment will continue to play an important role in providing a flexible and up to date response to potential housing capacity but it does not represent Council policy nor does it reflect any views of the local community.

Is an allocation the same as planning permission?

1.37 No it's not. An allocation in a Settlement ID Plan provides much greater certainty as to the future development of a site. These sites are all subject to public consultation, sustainability appraisal, viability assessment and ultimately, agreement by the Council. An allocation does not grant planning permission. However, it does show that the Council agrees with the general principle of development but all proposals will still be subject to detailed consideration against relevant planning policies should an application be submitted.

Investing in infrastructure

1.38 New development will inevitably put increasing pressure on existing infrastructure, so we have made sure that new development 'pays its way' through the Community Infrastructure Levy.

1.39 Investment in infrastructure will be dependent on;

- Existing commitments by service providers (such as Surrey County Council, Network Rail etc),
- The level of growth within an area and the consequent impact on infrastructure
- Priorities identified by the local community.

1.40 The Council has recently appointed an Infrastructure Delivery Officer who will be responsible for ensuring the timely delivery of infrastructure and producing a transparent spending programme that prioritises the money that will be raised through the Community Infrastructure Levy. A key objective of the post is to work closely with other delivery agencies, co-ordinating spend with other spending programmes, including existing funds already collected from developments, and other available finance such as the New Homes Bonus⁷

1.41 Where improvements can be identified, such as the potential expansion of a school, then these have been included for consultation. However, in many cases it will not be possible to identify the specific improvement in infrastructure. In these cases, the matter to be dealt with has been identified generically eg. Improvements to tackle congestion, improvements to open spaces etc. Schemes will then be drawn up as and when sufficient finances become available. Local people will be asked to assist in setting spending priorities.

1.42 This Settlement ID Plan sets out a range of potential improvements that could be made within the area. Many of the infrastructure needs for the Borough have already been identified in the Council's Infrastructure Delivery Plan, prepared in support of the Core Strategy and subsequently updated for the preparation of the Community Infrastructure Levy. In addition suggestions put forward in the local workshops have also been included as appropriate.

Local Plans for local communities

1.43 Investment and Development Plans have been produced for the 8 individual settlements identified within the Core Strategy. They all follow a standard format for initial consultation with local communities and others that have interests within the Borough. They are based on information that the Council believes to be correct, but inevitably this will change as a consequence of consultation and, of course, the passage of time. If the information is wrong-please tell us! It is hoped that, through engaging local communities, each ID Plan will develop in a locally distinctive way that reflects the wishes of the community. As such, we encourage you to become involved in the development of these plans.

7.[<https://www.gov.uk/government/publications/new-homes-bonus-final-scheme-design--2>]

These Settlement ID Plans are exactly what they say they are-
Initial drafts for public consultation.
 It is for you to tell us your views so that we can shape them into the documents that you would choose in order to plan and manage development within your local area.
No decisions have been made at this stage. Consider the options. Are there any others?

1.44 In doing so, choices must be made within the wider context set out in this introduction. They must accord with national planning policy and help to deliver the overall strategy for the Borough set out in the Core Strategy. Meeting our housing objectives is key to the Council maintaining local control over decision making. As such, the anticipated level of new housing to be provided within each settlement area is reproduced for convenience below.

Settlement	Anticipated housing distribution
Walton	675-725
Weybridge	625-675
Hersham	350-400
East and West Molesey	475-525
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	375-425
Esher	250-300
Cobham, Oxshott, Stoke D'Abernon and Downside	575-625
Claygate	50-100

1.45 Whilst delivery may be higher in some areas and lower in others, overall delivery must at least meet the minimum overall housing target of 3,375 set out in the Core Strategy. Given the market attractiveness of the Borough, coupled with the Council's commitment to retain local control and adopt a sensible approach to planning for sustainable growth, it is considered that this target will be achieved, and potentially exceeded, without resulting in unacceptable consequences on the local environment or the economic health of the Borough.

**The following sections of this Settlement ID Plan sets out the initial draft plans for consultation for your local area.
 We would like to hear your views.**

2 Hershams Investment and Development Plan

About the area

2.1 Hershams lies in the centre of the Walton, Weybridge and Esher triangle and is primarily a residential area containing 4,027 dwellings⁸ supporting a population of around 12,500.⁹ Detached or semi detached make up 68% of housing whilst the majority of development in the settlement is at a relatively high density the area does include Burwood Park, one of the Borough's three Special Low Density Areas.

2.2 The urban area is bounded by Green Belt to the east with the settlement boundary following the River Mole. Within the Green Belt is Whiteley Village a historic model village that was built in 1907 devoted to the provision of housing for older people of limited means. The majority of buildings here are listed and the village has been designated a Conservation Area.

2.3 There are two large employment sites to the north of the village centre. Riverdene Industrial Estate provides a mix of light industrial and office accommodation and Hershams Place Technology Park provides office accommodation. These areas are important for local employment and in supporting the vitality of the village centre.

2.4 Hershams district centre provides the focus for the settlement area and is centred on the village green. Around 33% of floorspace in the centre is in a retail use, including a supermarket, with 94% of that floorspace on the primary and secondary shopping frontages. Vacancy on these frontages is relatively high with 13% of units vacant¹⁰. The loss of retail units and the high levels of vacancy are a key concern locally.

2.5 To the north of the settlement is one of the Borough's four secondary schools, Rydens Enterprise School. The school is located on a large site with extensive playing fields. The area also supports two primary schools (Cardinal Newman Catholic Primary School and Bell Farm Primary School) and an infant school (Burhill Community Infant School). Bell Farm has only recently been converted to an all-through primary school and is due for further expansion, whilst Burhill has also been ear-marked to become an all-through primary school by Surrey County Council.

2.6 The many parks and recreation grounds throughout the urban area, together with the River Mole, provide opportunities for informal and formal recreation and add to the environmental quality of the area.

2.7 In common with other settlement areas, Hershams station is located away from the centre to the far north west of the settlement area. The station provides a regular

8.[Dwelling stock by Council Tax Band (VOA)]

9.[Resident Population Estimates 2010 (ONS)]

10.[Elmbridge Town and Village Centre Audit (2012)]

service to London making the area popular with commuters. Hersham is also served by the Walton-on-Thames station with more frequent trains to London

2.8 Between 2006 and 2011 204 new dwellings have been built in Hersham. These comprised a fairly even mix of flats (51.5%) and houses (48.5%). A significant proportion of these were 2-bedroom units (46%). 4 or more bedroom houses comprised 23% of all units and 25% 1-bedroom units. The average density of development was 48 dwellings per hectare ¹¹

The Core Strategy

The Core Strategy provides the overarching context for the future development of the Borough. Policy CS5 sets out a specific strategy for Hersham to 2026 and the Settlement Investment and Development Schedules contained in Appendix 2 of the Core Strategy provide an outline of the delivery of development and investment expected within the settlement area. In summary the Core Strategy sets out:

- An anticipated level of housing provision in the area to be between 350 to 400 units between 2011 and 2026.
- No plans to increase employment floorspace in the area.
- No identified need for additional retail floorspace.¹²
- 2 to 3 forms of entry at primary school level in the area, dependent on provision in Walton on Thames.
- Platform extension at the station and potential improvements to car parking.
- Potential expansion of GP services, dependent on provision in Walton on Thames.

2.9 The Core Strategy makes it clear that the delivery of development and infrastructure will change over time. Up-to-date information will be included within the Council's Infrastructure Delivery Plan, Authority's Monitoring Report and Strategic Housing and Employment Land Availability Assessment. ¹³

2.10 The following table shows the settlement's housing delivery: ¹⁴

Housing delivery		Dwellings
Anticipated level of housing delivery in plan period (2011 to 2026)		350-400
Minus:		
Dwellings built in 2011/12	25	287
Dwellings under construction in 2011/12	13	

11.[Authority's Monitoring Report 2012]

12.[This relates to the Retail Study (2006) – www.elmbridge.gov.uk/planning/policy/evidencebase - it does not relate to the provision of retail floorspace within the town centre where any change of use would be considered in accordance with Policy CS18 – Town Centre Uses of the Core Strategy, the new validation requirements and the findings of the Town and Village Centre Audit.]

13.[www.elmbridge.gov.uk/planning/policy/evidencebase.htm]

14.[Figures taken from the Strategic Housing and Employment Land Availability Assessment 2012]

Dwellings with permission not yet implemented in 2011/12	149	
Estimated number of dwellings on small sites from 2015 to 2026	100	
Estimated remaining housing to be delivered on larger sites from 2012 to 2026		63-113

Purpose of this ID plan

2.11 The purpose of this ID Plan is to support the delivery of the Council's Core Strategy by:

- Allocating key sites with potential for development in the urban area in order to deliver the requirement set out within the Core Strategy and enable the continued protection of the Borough's Green Belt and urban open spaces. This includes employment land, housing, mixed use and education.
- Designating open space within the urban area for continued protection.
- Reviewing the designation of Strategic Employment Land for long-term protection.
- Identifying priorities for future investment in infrastructure e.g. schools, transport, highways etc.

What does the Hersham ID Plan propose?

2.12 The ID Plan for Hersham includes the following proposals for consultation:

- 9 sites that may have potential to be allocated for development.
- 15 areas of open space in the urban area for designation as well as 14 areas of Local Green Space.
- 1 area of Strategic Employment Land for continued protection
- 2 education sites where there is potential for future expansion to accommodate an increase in pupil numbers including options to deliver the re-provision, and expansion, of the existing secondary school.
- Priorities for investment in other forms of infrastructure including schools, transport and highways etc.

2.13 The map below gives an overview of the potential development sites to be allocated and open spaces and Strategic Employment Land to be designated. Sections 3-5 set out these in further detail.



What you have told us so far

2.14 In August 2012 we held a ‘Managing Development’ workshop at Hershams Village Hall. This was a key part of our early engagement to inform the preparation of the ID Plan for Hershams. The workshop was attended by a wide range of organisations and individuals including representatives from the local community, landowners, agents etc. This provided an excellent forum for discussion and debate and highlighted areas of both agreement and disagreement between those attending.

2.15 This was the first stage of engagement in the preparation of the ID Plan and provides a snapshot of views from those people who attended the workshop. It does not represent views across the whole community but provides a starting point for the preparation of the Plan and future engagement.

2.16 The key issues discussed at the workshop included ¹⁵

Sites to be protected

- Protection of school playing fields important. However, a limited loss at Rydens Enterprise School if it were to support improvements at the school may be considered acceptable.
- Local protection for Hershams Green, Coronation Recreation Ground and Pratts Lane Recreation Ground.
- All open spaces in the urban area considered important, in particular small pockets that provide visual and amenity benefits. These could have potential as Local Green Space.
- Employment spaces considered important but mixed views regarding their long-term protection. Some felt they should be protected as Strategic Employment Land, however others attending felt that both areas of Strategic Employment Land could be considered as having potential for partial residential redevelopment. Whilst others were concerned that partial redevelopment could limit parking and reduce, particularly in the case of Hershams Place Technology Park, the attractiveness of to businesses.

Potential development sites

- PGS House, and the under used station car park adjacent to PGS House were identified as potential development sites.
- Recognised the need for Gypsy and Traveller pitches. Potential sites put forward included land behind Hershams Trading Estate (in the Green Belt but this is previously developed land), Field Common and limited expansion of Pleasant Place.
- Redevelopment of St Peter's Church Hall to enable its re-provision next to the church.
- Potential to provide community uses, such as a GP surgery or library, in vacant units on primary frontages.
- Conversion of office buildings to community uses.
- Burhill Golf course recognised as important employer and general support for expansion on the proviso it complied with Green belt policies.

15.[A detailed summary of the workshops can be found at - www.elmbridge.gov.uk/planning/policy/mdw.htm]

Priorities for investment

- Existing open spaces considered to be good, however, access and signage to the open spaces could be improved.
- Improve drop off and pick up facilities at Bell Farm and Rydens Enterprise School to address peak time congestion.
- Congestion considered to be a key problem. Solutions largely focused on improving facilities and safety for pedestrian and cyclists, particularly between the village centre and the station.
- Expansion of schools key to support growth in population.
- Improve bus provision – increased frequency.

2.17 Further reference to issues discussed at the workshop is made throughout the Plan.

3 Sites to be protected

3.1 In order to deliver the overarching strategy for Hersham as set out in the Core Strategy this section sets out those sites that could be designated for continued protection in their existing use.

3.2 Included within this section are those areas of open space and employment land that are considered vital for the long-term sustainability of the settlement area and the Borough as a whole and which will be protected from redevelopment for another use. Further details of proposed designations can be found below and are indicated on the map in [Hersham - Appendix 1](#).

3.3 All sites have been subject to a rigorous assessment process incorporating the requirements of Sustainability Appraisal/Strategic Environmental Assessment in order to determine the appropriateness of their designation. Details can be found in the Site Assessment Methodology documents ¹⁶

Open Space

3.4 Policy DM5 – Open Space and Views of the Development Management Plan sets out the policies for the management of open spaces. The current Strategic Open Urban Land designation in the Replacement Elmbridge Borough Local Plan 2000 is not considered to be required any longer given the high level of protection given to open space in the Government’s planning framework ¹⁷ The Council has identified the following options for the designation of open space and selected a Preferred Option

Option A – Designate all existing open space as ‘open space in the urban area’
Option B – Designate some existing open space as ‘open space in the urban area’ and designate those sites important to the local community as Local Green Space

Preferred Option: Designate some existing open space as ‘open space in the urban area’ and designate those sites important to the local community as Local Green Space

Commentary: The preferred option will ensure that areas of open space that are important to the local community are designated and receive a greater level of protection than other areas of urban open space

3.5 The Council welcomes comments on the options and Preferred Option proposed which has been used in identifying the following open space designations:

16.[Site Assessment Methodology documents – www.elmbridge.gov.uk]

17.[National Planning Policy Framework – www.communities.gov.uk]

Open space in the urban area

3.6 All open spaces identified on the map in [Hersham - Appendix 1](#) and noted below, will be considered as open space and the criteria in Policy DM5 of the Development Management Plan will apply. This policy provides a higher level of protection than the existing Strategic Open Urban Land (SOUL) designation and will apply to all those open spaces within the urban area listed below. It outlines that all existing open space should not be built on unless it can be shown that it is surplus to requirements; the loss would be replaced by open space of equivalent quality and quantity; or the development is for an alternative sports and recreation use, the need for which clearly outweighs the loss. ¹⁸

Open space in the urban area

Open space name	Size (ha)	Existing designation
Lower Green Open Space (adjacent to library)	0.11	NONE
Hersham War Memorial	0.17	NONE
Cardinal Newman Roman Catholic School	0.24	NONE
Hersham Cemetery (Falmouth Road)	0.27	NONE
Hersham Road o/s Rydens Sch	0.67	NONE
St Peter's Church and Cemetery	1.13	NONE
Bell Farm Junior School	1.33	NONE
The Quillot	1.43	NONE
Chargate Close	1.57	NONE
Patmore Lane	1.59	NONE
Broadwater Close	1.66	NONE
Manor House Drive	1.9	NONE
Eriswell Road	3.07	NONE
Burwood Park	6.65	NONE
Rydens School	14.79	SOUL

Core Strategy links	CS14-Green Infrastructure
Framework paragraphs	73-78
Development Management Plan	DM5-Open space and views
Other documents or guidance	Green Space, Sport & Recreation Study 2006

Local Green Space

3.7 There is the opportunity for some sites to be designated as Local Green Space. These sites must be of significant local importance and meet the criteria set out in the Government's planning framework ¹⁹ (see Section 1).

18.[Paragraph 74 of the National Planning Policy Framework – www.communities.gov.uk]

3.8 It clearly states that a Local Green Space designation will not be appropriate for most green areas and this will be an important consideration in the designation of such sites. A number of sites were put forward at the community workshop and these are set out below and indicated on the map in [Hersham - Appendix 1](#). Should you wish to suggest a site for designation as a Local Green Space it is important that you consider the criteria mentioned in Section 1 and include reasons as to why it is important to the local community. Once designated these sites will have a level of protection equivalent to the Green Belt as set out in Policy DM5 – Open Space and Views of the Development Management Plan.

Local Green Space

Open space name	Size (ha)	Existing designation
Coronation Recreation Ground	7.65	SOUL
Hersham Recreation Ground	3.23	SOUL
Queens Road	1.68	SOUL
Riverside Road	0.15	SOUL
Vauxmead (Corner of Faulkner Road and Burwood Road)	1.02	SOUL
Mayfield Gardens	0.38	SOUL
Vaux Crescent Open Space & play area	0.47	NONE
Southdown Rd	0.4	NONE
Hersham Green & play area	1.16	NONE
Back Green	0.66	NONE
Belgrave Close	0.45	NONE
Molesey Close	0.2	NONE
Brampton Gardens	0.14	NONE
Esher Road	0.4	NONE

Core Strategy links	CS14-Green Infrastructure
Framework paragraphs	73-78
Development Management Plan	DM5-Open space and views
Other documents or guidance	Green Space, Sport & Recreation Study 2006

Strategic Employment Land

3.9 The Government's planning framework highlights the importance of taking a flexible approach to the management of employment land including the need to avoid the long-term protection of sites where there is no reasonable prospect of a site being used for that purpose. It also states that land allocations should be regularly reviewed

19.[Paragraph 77 of the National Planning Policy Framework – www.communities.gov.uk]

²⁰ . This section therefore seeks to review the Strategic Employment Land designation included within the Replacement Elmbridge Local Plan 2000 and the Core Strategy (Policy CS23 – Employment Land). Employment land not designated as strategic will continue be protected under Policy CS23 unless redevelopment for other purposes provides wider benefits to the community.

3.10 All sites outside of town centres and included in the Employment Land Review ²¹ were assessed for their potential to be designated as Strategic Employment Land. Full details of this assessment, including how we define ‘strategic’, are included within the Site Assessment Methodology documents. The Council has identified the following options for the designation of Strategic Employment Land and selected a Preferred Option.

Option A – Designate Strategic Employment Land based on the criteria set out in the Site Assessment Methodology documents

Option B – Designate Strategic Employment Land based on alternative criteria

Preferred Option: Designate Strategic Employment Land based on the criteria set out in the Site Assessment Methodology documents

Commentary: The preferred option will ensure a flexible approach to the management of employment land protecting them where necessary but avoiding the long-term protection of sites where this can be justified and in the event that there is no reasonable prospect of a site being used for that purpose

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3.11 The Council welcomes comments on the options and Preferred Option proposed which has been used in identifying key areas to be designated as Strategic Employment Land

3.12 In Hersham it is proposed to remove the Strategic Employment Land designation from both Hersham Technology Park and Riverdene Industrial Estate. Whilst both these sites remains locally important their size limits their strategic importance outside of Elmbridge and the Council is not proposing to continue the previous Strategic Employment Land designation on these sites. In addition Riverdene Industrial Estate has been included as a potential development site (see section 3 DEV/HER3) for either a mixed-use or wholly residential scheme.

3.13 Site to be designated as Strategic Employment Land are shown below and on the map in [Hersham - Appendix 1](#). Any changes to existing designations are also indicated below.

²⁰. [Paragraphs 21 and 22 of the National Planning Policy Framework – www.communities.gov.uk]

²¹. [Employment Land Review & Addendums – www.elmbridge.gov.uk]

Strategic Employment Land

Ref	Name	Area (ha)	Existing Designation	Proposed designation
EMP/HER1	Hersham Place Technology Park	4.21	Strategic Employment Land	Remove Strategic Employment Land designation
EMP/HER2	Riverdene Industrial Estate	1.17	Strategic Employment Land	Remove Strategic Employment Land designation and allocate part of the site for residential development (see section 3, DEV/HER3)

Core Strategy links	CS23-Employment land provision
Framework paragraphs	18-22
Development Management Plan	DM10-Employment
Other documents or guidance	Employment Land Review, Town Centre Audit

Existing Gypsy and Traveller sites

3.14 The Government's planning framework makes it clear that local authorities must set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople and identify and update annually, a supply of specific deliverable sites sufficient to provide five years worth of sites and developable sites or broad locations for growth for years 6-10 and, where possible 11-15. Between 2012 and 2027 there is a need for 36 Gypsy and Traveller pitches across the Borough with 24 required in the first 5 years (2012-2017) to address the backlog of need.

3.15 In finding suitable sites for Gypsy and Traveller pitches it is important to consider any existing sites and whether they need to be protected in their existing use. The following options have been considered for those existing sites where there is no capacity for intensification/ expansion of provision.

Option A – Designate existing permanent and authorised sites to protect them in their current use.

Option B – Do not designate existing permanent and authorised sites to protect them in their current use (as existing)

Option C – Designate existing permanent/authorised and temporary authorised sites for protection in their current use

Preferred Option: Designate existing permanent and authorised sites to protect them in their current use.

Commentary: The preferred option will ensure that permanent sites are protected in their current use as Gypsy and Traveller sites. Temporary sites only have permission due to a lack of a 5 year land supply at that time. As the Council will have a 5 year land supply in the future, the renewal of temporary permission will not be required.

3.16 In Hersham, there is an existing site at Pleasant Place with temporary planning permission for 4 pitches. This temporary permission, which expires on 19 May 2014, was granted as there was a lack alternative sites available in the Borough at the time. The Council will designate existing Gypsy and Traveller pitches and allocate new ones to meet local need within ID Plans. However, as the Council will have a 5 year land supply when the temporary permission expires, it is not considered appropriate to designate Pleasant Place as other more suitable sites exist.

Core Strategy links	CS22 – Gypsies, Travellers and Travelling Showpeople
Framework paragraphs	Planning policy for traveller sites
Development Management Plan	N/A
Other documents or guidance	Traveller Accommodation Assessment 2012

4 Potential development sites

This section sets out those sites that could be potentially allocated for development.

4.1 All sites have been through a rigorous assessment process, incorporating the requirements of Strategic Environmental Assessment/Sustainability Appraisal ²². Details can be found in the Site Assessment Methodology documents. Reasonable alternatives for the development of sites have been considered where possible

4.2 For some of the sites below we have outlined what we consider to be the preferred option based on our assessments of the options and taking into account community comments so far. However, for others we are seeking your opinion on the different options proposed. For these sites no preferred option has been selected. Potential development sites have been subdivided into 3 categories that reflect their current status:

- **Opportunity sites** – these sites have been promoted by their agents or owners for allocation within the ID Plan or where the Council considers there is reasonable certainty that the site will come forward for the nature of development proposed. Reasonable alternatives for the development of these sites have been considered where possible.
- **Other possible sites** – other sites that may have potential for development but where further work is being undertaken to determine whether there is support for these sites to be allocated. Whilst other sites contained in the Strategic Housing and Employment Land Availability Assessment may come forward, some people favour the flexibility offered by the Strategic Housing and Employment Land Availability Assessment in the consideration of future development potential. Reasonable alternatives for the development of these sites have been considered where possible.
- **Sites with planning permission not yet implemented** - those sites with an existing unimplemented planning permission that will be allocated for development as set out in the approved application. This is factual information and therefore not subject to consultation. Reasonable alternatives for the development of these sites have therefore not been considered.

Opportunity sites

Riverdene Industrial Estate, Molesey Road

Rydens Enterprise School, Hersham Road

Burhill Golf and Leisure, Burwood Road

Hersham Day Centre and Village Hall, Queens Road

Sites with planning permission not yet implemented

22.[Further detail of the assessment process is set out in the Introduction to the ID Plans and the Site Assessment Methodology documents - www.elmbridge.gov.uk/planning/policy/IDPlans.htm]



Old House at Home pub, Molesey Road
PGS House, Mayfield Road
Redundant Works Yard, Chestnut Avenue, Whiteley Village
Burhill Infant School, Pleasant Place
Land east of Octagon Road, Whiteley Village

4.3 Further details of the sites are included below with detailed site schedules below. They are also indicated on the map included in [Hersham - Appendix 1](#). A number of other sites were put forward at the community workshops. The potential use of the area of land behind Hersham Trading Estate for a Gypsy and Traveller site has not been included at the current time as there has been no contact with the landowners to indicate that the site is available. St Peter's Church Hall was considered to be too small to warrant allocation.

Opportunity sites

Riverdene Industrial Estate, Molesey Road

Site Ref	Address	
DEV/HER3	Riverdene Industrial Estate, Molesey Road	
Settlement area	Existing use	Site area (ha)
Hersham	Commercial – light industrial/ offices	0.95 (0.2)
Planning constraints	Ownership	Delivery
Currently Strategic Employment Land	Private	1-5 years

Description

An industrial estate located just outside Hersham District Centre. The site is currently designated as Strategic Employment Land although it is proposed to remove this (see Section 2, EMP/HER2). It contains a variety of buildings in use as general or light industrial/offices. The north of the site is bordered primarily by commercial uses but is otherwise bordered by residential properties

Background

Pre-application discussions have taken place in 2007 and 2008 to explore the possibility of redeveloping the site for employment and housing purposes, retaining the same amount of employment floorspace and developing an area of the site adjacent to the existing dwellings on Mole Road for housing purposes. It is included in the Strategic Housing and Employment Land Availability Assessment.



Options

Option A –Allocate for mixed-use development with the potential to deliver up to 20 dwellings (0.2 ha) continuing the pattern of residential development along Mole Road with the remainder being retained (or redeveloped) as employment land

Option B –Allocate whole site for residential development with the potential to deliver up to 80 dwellings

Option C –Do not allocate

Preferred option

At this stage we have not identified a Preferred Option and would like your views on the most appropriate way to develop the site

Comments

The site is highly sustainable in close proximity to Hersham District Centre and within walking distance of Walton and Hersham train stations and local bus routes. Given its size, the site is not considered to have a strategic function in the context of the Borough as a whole or wider area and so removing the Strategic Employment Land designation is considered appropriate (see Section 2, EMP/HER2). The site would be suitable for a mixed-use development, with housing situated along Mole Road to continue the pattern of development here, or wholly for housing. Any scheme would offer an opportunity to enhance the residential amenity of this area.

What you have told us so far

There were mixed views on the future of this site. Some felt allocation for a mixed-use employment and residential scheme would be appropriate whilst others felt it should be retained as Strategic Employment Land

Rydens Enterprise School and Sixth Form College, Hershams Road

Site Ref	Address	
DEV/HER4	Rydens Enterprise School and Sixth Form College, Hershams Road	
Settlement area	Existing use	Site area (ha)
Hershams	7 form of entry secondary school and sixth form (Academy)	18.13 ha / 3.69 (original school)
Planning constraints	Ownership	Delivery
Currently Strategic Open Urban Land proposed to be designated as Open Space; Partially within Flood Zone 2; Proposed footpath; Strategic View	Academy Trust – Governors responsible for school buildings and land owned by Trust	1-5 years
Description		
<p>Rydens Enterprise School is located on a large 18.13 ha site to the north of Hershams settlement area. It is a secondary school that currently has 7 forms of entry and accommodates around 1,144 pupils in years 7 to 11 as well as an around 200 students in sixth form. It recently became an Academy meaning ownership of the land has transferred to the school.</p> <p>The school buildings occupy 1.17 ha of the site with the remainder being hard play areas and playing fields shared with the adjoining Cardinal Newman Catholic Primary School. The playing fields and adjoining Coronation Recreation Ground are currently Strategic Open Urban Land and proposed to be designated as Open Space.</p> <p>The site is bounded by a railway line to the north, Coronation Recreation Ground to the east, Bell Farm School to the south and residential properties to the west. The primary access is via Hershams Road with a secondary access via Felcott Road. It is located close to Hershams District Centre and railway station and its catchment extends through most of Hershams and Walton-on-Thames. Many of the buildings have reached the end of their useful life and do not meet current standards.</p>		
Background		

In 2001 permission was granted for a new science block. Following this, in 2004, permission was granted for 2 linked single storey teaching blocks to accommodate 11 new classrooms. None of this development has taken place on the open space.



The school has confirmed that they are interested in redeveloping the site to provide a new 10 form of entry secondary school, which will help to meet the need for secondary education across the Borough.

Options

Option A – Allocate land to the east of the existing school for the provision of a new 10 form of entry secondary school with the old school site being redeveloped for housing

Option B – Allocate land elsewhere within the site for the provision of a new 10 form of entry secondary school with the old school site being redeveloped for housing

Option C – Allocate land to the east of the existing school for the provision of a new 10 form of entry secondary school with the old school site providing open space to compensate for the loss

Option D – Allocate land elsewhere within the site for the provision of a new 10 form of entry secondary school with the old school site providing open space to compensate for the loss

Option E – Allocate for expansion of existing school facilities (Education Opportunity Area) to accommodate an increase in pupil numbers.

Option F – Do not allocate for the provision of a new school and associated housing development (as existing)

Option G – Do not allocate for expansion of existing school facilities (as existing)

Preferred option

Allocate land to the east of the existing school for the provision of a new 10 form of entry secondary school with the old school site being redeveloped for housing

Comments

There is a need for 5 forms of entry at secondary level across the Borough. The Education Provision Assessment ²³ identified the school as having significant capacity for expansion to accommodate an increase in pupil numbers. In taking forward such a development it is acknowledged that enabling the continued use of the existing school until such a time as the new school is built is an important factor. The two options put forward for the location of the new school recognise the need for this as well as the

need to maintain as much unbroken open land as possible. The location of the school to the east of the existing site would offer the opportunity to create a sole access from Hershams Road, thus resolving current access issues from Felcott Road. It would also avoid locating the school in the part of the site to the northeast within Flood Zone 2.

With public finances being restricted it is important to consider all possible sources of funding to enable such a development. If sufficient finances are not available from existing funding streams some housing development will be required on the old school site to deliver the proposed improvements to the school. Any development should help to address housing need in the local area and deliver affordable housing. With limited funding available at present Surrey County Council has agreed to fund the increase in pupil places to 10 forms of entry with the remaining finances being obtained from the proposed development of the existing site or an alternative source. Whilst recent Government announcements have identified new capital funds for schools there is insufficient information to indicate how this will be allocated across the country.

Although the playing fields are designated as open space, the Government's planning framework states that great weight should be given to the need to create, expand or alter schools²⁴. The playing fields are much larger than is required for a 10 form of entry secondary school even when taking into account their status as a shared resource with the adjoining school. Given the constraints on expanding other existing secondary school sites across the Borough and the need for additional secondary provision, it is considered such a proposal could be supported (despite being a departure from the Development Plan). Any scheme will need to ensure that the loss of open space is kept to a minimum, have regard to any potential impact on the Strategic View, deliver improvements to the remaining open space as well as increasing access to school facilities and open space for the whole community. Consideration will be given to altering the boundary of the open space once a location for the school has been decided.

Development considerations

- Consider strategic function of whole area including Coronation Recreation Ground, Bell Farm and Cardinal Newman schools
- Deliver a new footpath to the north of the site adjoining the railway (see Policies Map)
- Loss of open space kept to a minimum retaining as much unbroken open land as possible
- Quality improvements to remaining area of open space including a significant increase in the dual use of facilities for the local community
- Possibility of providing indoor sports facilities for use by the local community
- Continued use of playing fields as a shared resource with Cardinal Newman Primary School
- Address drop off and pick up issues for both the new school and Bell Farm Junior School

23.[Education Provision Assessment – www.elmbridge.gov.uk/planning/policy]

24.[Paragraph 72 of the National Planning Policy Framework – www.communities.gov.uk]

- Consideration given to achieving a carbon neutral development
- Development to integrate well with surrounding area
- Any residential development to be a mixture of 2 and 3 bedroom houses
- Provision of affordable housing (in accordance with Core Strategy policy CS21)
- Explore potential for sole access from Hershams Road

What you have told us so far

A limited loss of open space to facilitate school expansion was considered to be acceptable. It was felt that any expansion should support improved dual use, community facilities and access to the school and playing fields out of hours. The need to take a holistic approach to Rydens, Bell Farm and Coronation Recreation Ground to provide school facilities, open space and recreational facilities with the possibility of some residential development. The need for improved drop-off/pick-up facilities at both Bell Farm and Rydens was mentioned.

Burhill Golf and Leisure, Burwood Road

Site Ref	Address	
DEV/HER16	Burhill Golf Club, Burwood Road	
Settlement area	Existing use	Site area (ha)
Hersham	Vacant buildings/general storage associated with Golf Club to north and northeast of Golf Club	0.8
Planning constraints	Ownership	Delivery
Green Belt; Minerals Safeguarding Area; Thames Basin Heath zone; Strategic View; adjacent to Listed Building	Private	1-5 years
Description		
The Golf Club is located to the south of Hersham settlement area within the Green Belt. In addition to the main clubhouse building there are a number of buildings to the north and east of the Club, some vacant and some in use as storage facilities.		
Background		
The Golf Club promoted the site through the Call for Sites process for a redevelopment to provide complementary leisure facilities.		
Options		
<p>Option A – Allocate land to the north and east of the Golf Club for the provision of associated leisure facilities.</p> <p>Option B – Do not allocate (as existing)</p>		
Preferred option		
Allocate land to the north and east of the Golf Club for the provision of associated leisure facilities.		

Comments

The site is a previously developed site in the Green Belt. The area to the north and northeast of the Golf Club already contains a number of buildings, some vacant and some in use for storage. The Government's planning framework ²⁵ supports infilling or complete redevelopment of previously developed sites in the Green Belt, which do not have a greater impact on the openness of the Green Belt and this is reflected in Policy DM2 of the Development Management Plan.

The redevelopment of buildings at Burhill to the north and east of the club would provide an opportunity to achieve a more coherent approach to development on the site, perhaps by consolidating this into one building towards the front of the site adjacent to the clubhouse. Provided it does not have a greater impact on the openness of the Green Belt (see Policy DM2 – Green Belt of the Development Management Plan) than the existing buildings such a development would not be considered as inappropriate development in the Green Belt. It should also have regard to any impact on the setting of the adjacent listed building (main club house). Such a development would enable the continued viability of a local business and support local employment.

Development considerations

- Any redevelopment does not have a greater impact on the openness of the Green Belt
- Take account of the activity generated by the new development and provide appropriate mitigation
- Have regard to the impact on the setting of the adjacent listed building
- Consider access issues
- Take account of its location in a Minerals Safeguarding Area

What you have told us so far

Proposals for improving the leisure facilities at the club were supported by many at the workshop provided any redevelopment does not have a greater impact on the openness of the Green Belt. Road Access may need to be improved to accommodate any expansion.

25.[Paragraph 89 of the National Planning Policy Framework – www.communities.gov.uk]

Hersham Day Centre and Village Hall, Queens Road

Site Ref	Address	
DEV/HER22	Hersham Day Centre and Village Hall, Queens Road	
Settlement area	Existing use	Site area (ha)
Hersham	Community Centre	0.35
Planning constraints	Ownership	Delivery
Adjacent to a listed building and Conservation Area; District Centre	Public – Elmbridge Borough Council	1-5 years
Description		
<p>The centre is located in a sustainable location within Hersham District Centre just outside of the Conservation Area. The building is a single-storey L-shape with a frontage onto Queens Road and the rest situated to the rear of a mix of uses that front onto Queens Road. Hersham Village Green lies to the south of the site, All Saints Catholic Church to the west and residential properties to the rear. There is a listed building on the corner of Queen's Road and Molesey Road to the southeast of the site.</p>		
Background		
<p>It is considered that there is potential to redevelop this site in order to achieve a better use of land in this central location</p>		
Options		
<p>Option A – Allocate for mixed-use development with the potential to deliver up to 20 dwellings with a community use on the ground floor.</p> <p>Option B – Allocate for development with the potential to deliver up to 30 dwellings</p> <p>Option C – Do not allocate (as existing)</p>		
Preferred option		

At this stage we have not identified a Preferred Option and would like your views on the most appropriate way to develop the site.

Comments

This site is in a highly sustainable location and currently does not make effective use of land. There is significant potential to provide a mixed-use development on this site incorporating the re-provision of the community centre (if necessary) and consideration of improving its capacity to support a wider range of uses. Should it be redeveloped solely for housing the community use would need to be assessed to establish redundancy or alternative provision or otherwise suitability for another social/ community use. There could also be a comprehensive development opportunity if 9a and 9-11 Queens Road was incorporated into any future scheme. Any development should have regard to its potential impact on the Conservation Area and listed building.

What you have told us so far

The office building to the front of the community centre was raised as a potential site for development at the community workshop. It was also felt that consideration should be given to improving its capacity to support a wider range of uses.

Sites with Planning Permission

4.4 The following sites have an existing planning permission and will be allocated for development as set out in the approved application ²⁶. These can be viewed online at – www.elmbridge.gov.uk

Sites with planning permission not yet implemented

Ref	Application No.	Site address	Current use	Proposal
DEV/HER8	2011/8093	Old House at Home, Molesey Road	Public House	39 new dwellings comprising 33 flats and 6 houses
DEV/HER11	2011/7989	PGS House, Mayfield Road	Commercial offices	Conversion to 50 flats
DEV/HER13	2007/2227 (2010/1011 – extension to original permission)	Redundant Works Yard, Chestnut Avenue, Whitely Village	Redundant Coal Bunker	36 new dwellings comprising 30 one bedroomed flats and 6 two bedroomed flats
DEV/HER1	2012/1538	Burhill Infant School, Pleasant Place	Infant School	Extensions to facilitate the expansion of the infant school to an all-through 3 form of entry primary school.
DEV/HER/23	2010/2249	Land to the east of Octagon Road, Whiteley Village	Open land	16 single storey bungalows

26.[Details of the planning applications can be found on our online application search facility - <http://www.elmbridge.gov.uk/planning/online.htm>]

5 Priorities for investment

5.1 Outlined below are the priorities for investment in infrastructure within the settlement area to address the increasing population resulting from new development. Whilst these were originally outlined in the Core Strategy (see Section 1) it was acknowledged that these may change over time and this section provides an update to this. Any improvements made will depend on the resources available to deliver these improvements. Set out below are the priorities for improvement that will provide a framework for allocating a range of funds aimed at addressing the impacts of new development such as the Community Infrastructure Levy and the New Homes Bonus. This information will continue to be reviewed and updated regularly through the Infrastructure Delivery Plan to prioritise spend.

Education

5.2 It is expected that demand for school places in Hersham will increase due to both new development and the changing demographics in the Borough. Over the next ten years between 2 and 3 additional forms of entry at primary level are required in Walton and Hersham (for the purposes of education planning Walton and Hersham areas are combined) and 5 forms of entry at secondary level across the whole Borough.

5.3 Surrey County Council, has identified and begun to implement the primary education strategy for the Walton and Hersham areas. Since the publication of the Core Strategy, Ashley Church of England Primary School has increased its capacity from a one form to a two form of entry school. Bell Farm School recently converted from a junior school to an all-through primary, with a phased increase to 3 forms of entry in progress. In addition, it is proposed to convert Burhill Infant School to an all-through primary school from 2014 alongside re-organisation at Grovelands Infant School in the adjoining settlement of Walton. It is likely that further expansion will be required to meet the future need at primary level. Working with Surrey County Council, we have identified a number of options as to where investment could take place in schools in Walton in order to meet the growing need for school places.

5.4 Our preferred option is to identify those educational establishments where there is capacity for permanent expansion to accommodate an increase in pupil numbers as 'Education Opportunity Areas'. This will ensure that such sites are safeguarded to ensure that sufficient land is available to accommodate future need. Assessments of capacity are based on the findings of the Education Provision Assessment²⁷ that was prepared in partnership with Surrey County Council or on additional evidence provided. **The aim of this Settlement ID Plan is to only identify where there is physical capacity for expansion. It is the responsibility of Surrey County Council and local**

27.[Education Provision Assessment – www.elmbridge.gov.uk/planning]

schools to agree the nature of provision (such as the balance between infant, junior and primary schools) and whether that provision addresses other factors such the preferences expressed by parents and the geographic spread of demand across an area.

Option A – Allocate existing school sites ²⁸ for expansion to accommodate an increase in pupil numbers
 Option B – Do not allocate existing school sites for expansion

Preferred Option: Allocate existing school sites for expansion to accommodate an increase in pupil numbers

Commentary: The preferred option will ensure that the schools identified are safeguarded for education expansion to ensure that sufficient land is available to accommodate future need.

5.5 As well as primary school provision, Hersham also contains Rydens Enterprise Secondary School and Sixth Form College. The secondary school is located on a large 18 ha site and was identified in the Education Provision Assessment as having significant capacity for expansion. The school, in partnership with Surrey County Council, wish to pursue a redevelopment of the school to expand it to 10 forms of entry. Options for the allocation of this site to support school expansion are included in Section 3 (DEV/HER4).

5.6 The table below outlines those schools where there is potential capacity for expansion. It does not indicate the decision that will be made by Surrey County Council. In addition to capacity the County Council will take into account the preferences expressed by parents.

Ref	School	Size (ha)	Capacity
DEV/HER2	Bell Farm Primary School	2.58	Delivery of a new 2 form of entry primary school. Also see Hurst Park Primary School (Section 3, DEV/EWM3)
DEV/HER4	Rydens Enterprise School	18.13	Options for the allocation of this site to support school expansion are included in section 3 (DEV/HER4).

²⁸. [Including sites formerly in education use]

Transport and Highways improvements

5.7 Transport studies have shown that there are a number of areas that should be the focus of future investment in order to manage congestion by offering sustainable alternatives, improvements to junctions and traffic/parking management. Options put forward by the County Council and the community as having potential to alleviate the impacts of congestion are:

- Support improvements in cycle and pedestrian routes, in particular between the village centre and the station
- Improvements in the pick up and drop off points around schools, in particular Bell Farm and Rydens, to reduce congestion and improve safety
- Improvements to alleviate congestion at Sir Richard's Bridge
- Improvements in frequency of bus services in particular to Hampton Court and the Excel Leisure Complex.

Other infrastructure

5.8 There are a number of other infrastructure priorities that were set out within the Core Strategy that are still relevant and these are set out below:

- Potential expansion of GP Services, dependent on provision in Walton on Thames;

Workshop feedback

5.9 In addition, discussions at the workshop raised a number of areas where it was considered important to focus future investment.

- Improvements to open space including provision of facilities for children and young people, such as a Skate Park at Pratts Lane Recreation Ground and play facilities on the Longmore Estate.
- Better promotion of open space e.g. signposting and publicity etc
- Improve capacity of community centre at Queens Road to support a greater range of uses (see Section 3, DEV/HER22)